

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: David M. Abramson, Planner II

SUBJECT: DG 5-3-05 / 05-538 / Pirtle Office Building / 5700 Griffin Road/ Generally located on the south side of Griffin Road, between Southwest 58th Avenue and Southwest 55th Avenue

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE RESTRICTIVE NOTE ON THE PLAT KNOWN AS THE "HULMES PLAT," AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:

The petitioner is requesting to amend the restrictive note on the "Hulmes Plat":

From: "This plat is restricted to 3,130 square feet of proposed commercial (no restaurant) use on Parcel "A," and 3,631 square feet of commercial (no restaurant) use on Parcel "B."" **To:** "This plat is restricted to 36,000 square feet of office use."

Commercial and office uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts."

Staff finds that the proposed amendment is consistent with the existing and proposed use of the subject site.

PREVIOUS ACTIONS: None

CONCURRENCES: N/A

FISCAL IMPACT: N/A

RECOMMENDATION: Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachments: Resolution, Planning Report, Justification letter, Plat, Future Land Use Map, Zoning, and Aerial Map

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE RESTRICTIVE NOTE OF THE "HULMES PLAT," AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as the "Hulmes Plat" was recorded in the public records of Broward County in Plat Book 169, Page 18; and

WHEREAS, the owners desire to revise the restrictive note associated with said plat ;
and

WHEREAS, Broward County requires that the Town of Davie concur with this revision prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve of the proposed revision to the restrictive note shown on the "Hulmes Plat." The proposed revision being specifically described on the planning report attached hereto as Exhibit "A".

SECTION 2. Any improvements required to satisfy Traffic Concurrency should be located within the Town of Davie on the local road network.

SECTION 3. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2005.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2005.

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation

Applicant Information

Owner:

Name: James B. Pirtle
Address: 4749 Davie Road
City: Davie, Florida 33314
Phone: (954) 797-0410

Petitioner:

Name: James Kahn
Keith and Schnars, P.A.
Address: 6500 North Andrews Avenue
City: Ft. Lauderdale, Florida 33309
Phone: (954) 776-1616

Background Information

Application Request: Delegation request approval to amend the restriction note on the "Hulmes Plat."

Address/Location: 5700 Griffin Road/ Generally located on the south side of Griffin Road, between Southwest 58th Avenue and Southwest 55th Avenue

Future Land Use Plan Map: Commercial

Zoning: Griffin Road Corridor District, East Gateway Zone

Existing/Proposed Use(s): Vacant - Playground equipment sales / Office: 32,139 sq. ft.

Parcel Size: 2.57 acres (111,962 sq. ft.)

Surrounding Uses:

North: C-11 Canal
South: Single-Family Residential Homes
East: Retail Structure
West: Retail Structure

Surrounding Land

Use Plan Map Designations:

Recreation / Open Space
Residential 5 DU / Acre
Commercial
Commercial

Surrounding Zoning:

North: T, Transportation District
South: R-5, Low Density Dwelling District
East: Griffin Road Corridor District (East Gateway Zone)
West: Griffin Road Corridor District (East Gateway Zone)

Zoning History

Related Zoning History:

Ordinance No. 2000-007, approved by Town Council, rezoned this parcel to the Griffin Corridor District (West Gateway Use Zone 1) on February 2, 2000.

Previous Requests on same property:

Plat Application (P 1-2-98), on September 2, 1998, Town Council approved the Hulmes Plat were it was later recorded by the County in Book 169 of plats at page 18 of the public records of Broward County, Florida.

Concurrent requests on same property:

Delegation Application (DG 5-2-05), this application is proposing to amend the non-vehicular access line (NVAL) on the Hulmes Plat.

Delegation Application (DG 5-3-05), this application is proposing to amend the restriction note on the Hulmes Plat that limits the amount of development to a total of 6,761 sq. ft. of commercial, to 36,000 sq. ft. of office use.

Delegation Application (DG 9-4-05), this application is proposing to vacate the ingress/egress easement on the Hulmes Plat.

Site Plan Application (SP 4-7-05), this application is proposing a new three-story office building with one waiver request.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code Section 12-32.303, (C) East Gateway (Use Zone 1). This zone extends eastward from Southwest 61st Avenue to just east of Southwest 54th Terrace. Retail, office and complementary uses are encouraged her, although lesser intensity than within the Downtown Use Zone.

* The Broward County Land Development Code requires Delegation Requests for plat note amendments.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies:

Future Land Use Element, Objective 4: Pursuant to the adopted Davie Future Land Use Plan Map, land uses, intensities and densities shall be distributed and concentrated in such a manner so as to promote an economically sound community and discourage urban sprawl.

Future Land Use Element, Policy 7-4: Commercial land uses shall generally be located with access to primary transportation facilities including interstates, highways, and arterials. Commercial uses located on arterials not designated by the Future Land Use Plan Map as Commercial corridors should be limited to the intersection of two arterials or arterials and interstates. Consistent with Policy 7-1, vacant land with such access shall be evaluated for potential Commercial use.

Future Land Use Element, Policy 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Element, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The petitioner requests approval of this resolution to authorize the change in the restrictive note on the "Hulmes Plat":

"This plat is restricted to 3,130 square feet of proposed commercial (no restaurant) use on Parcel "A," and 3,631 square feet of commercial (no restaurant) use on Parcel "B."" **To:** "This plat is restricted to 36,000 square feet of office use."

Commercial and office uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts."

Staff Analysis

The Comprehensive Plan and Land Development Code permits parcels designated Griffin Road Corridor District, East Gateway Zone to be developed with office uses. Approval of this request is subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the delegation request shall be deemed denied by the Town of Davie. Any concurrency requirements for mitigation measures should be in the Town of Davie.

Findings of Fact

Staff finds that the proposal to develop approximately 32,139 square feet of office use is consistent with the Road Corridor District, East Gateway Zone, Commercial Land Use Plan Designation, and is compatible with the surrounding area. Staff has no objection to the request.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Town Council for further consideration.

Town Council Action

Exhibits

1. Justification Letter
2. Plat
3. Future Land Use Plan Map
4. Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____

Exhibit 1 (*Justification Letter*)



KEITH and SCHNARS, P.A.
ENGINEERS – PLANNERS – SURVEYORS

Justification Statement Delegation Request for Hulmes Plat To Amend Restriction Note and Finding of Adequacy

Restriction Note

The Hulmes Plat (Plat Book 169, Page 20) was recorded with a restriction note that limited the amount of development to a total of 6,761 square feet of commercial (no restaurant), on two parcels. The property has been sold, and it is the intent to develop the property as an office building with one owner. To permit the proposed office building a note amendment is required to change the use to permit 36,000 square feet of office. The office use is consistent with the zoning and Comprehensive Plan for the parcel.

Finding of Adequacy

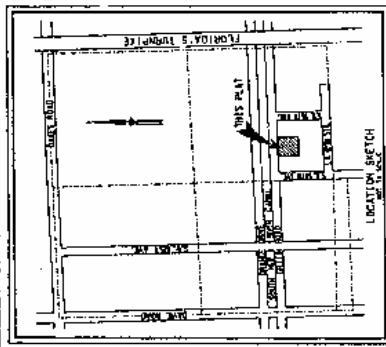
The Hulmes Plat had note restriction that required that a permit and inspection occur by April 6, 2002 or the finding of adequacy of the regional road network would expire, and permits could not be issued. No development has occurred on the property since it was platted and the restriction regarding issuing permits is in effect. The petitioner is in the process of site plan approval and needs to re-submit for a new Finding of Adequacy on the plat.

It is requested that the Town consider the request to amend the restriction note to permit an office building, and that the petitioner be allowed to submit to Broward County for a new Finding of Adequacy for the regional road network.

6500 North Andrews Avenue • Ft. Lauderdale, Florida 33309-2132
(954) 776-1616 • (800) 488-1255 • Fax (954) 771-7690

A REPLAT OF THE NORTH 350 FEET, LESS THE SOUTH 638.52 FEET, LESS THE WEST 250, TRACT 29,
OF THE PLAT OF NEWMANS SURVEY, SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST (P.B. 2, PG. 39, D.C.R. 1)
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

PREPARED BY
KEITH AND SCHWAB, P.A.
ENGINEERS - PLANNERS - SURVEYORS
18 JST
650 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(954) 776-1616
SEPTEMBER 1994



1000

NOTES:

[illegible]

References

[illegible]

சென்னை, 23.06.2019

[illegible]

CENTRAL GRAYLAND WATER CONTROL DISTRICT:

15-600

DATE _____
 RECORDS COUNTY DEPARTMENT OF
 OF MINING AND ENVIRONMENTAL PROTECTION

THIS MAY BE USED AGAIN FOR RECORDING THE SAME.

Edwin Arnold Oct 6, 2000

BARBARA COUNTY ATTORNEY DIVISION

10-68-00

TOWN OF CLARK COUNTY PLANNING BOARD

PLAS BAKISTAN IN 1947. ANALYZED WITH APPROXIMATION OF LETTERS OF 1947 1948
 1949 1950 1951 1952 1953 1954 1955 1956 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759

DATE 12-10-66 BY W. J. [Signature] FOR 10/1/66

BOARD COUNTY FIRE
DEPARTMENT, COUNTY
PLAY
STRATEGIC SERVICES
4-MINUTES SECTION

Maria C. O'Connor

10-11-1964
10-11-1964

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES
DEPARTMENT, COUNTY RECORDS DIVISION-RECORDING SECTION

STREET: 1000 S. 10TH AVE. S.W.
CITY: ALBUQUERQUE, N.M.

100

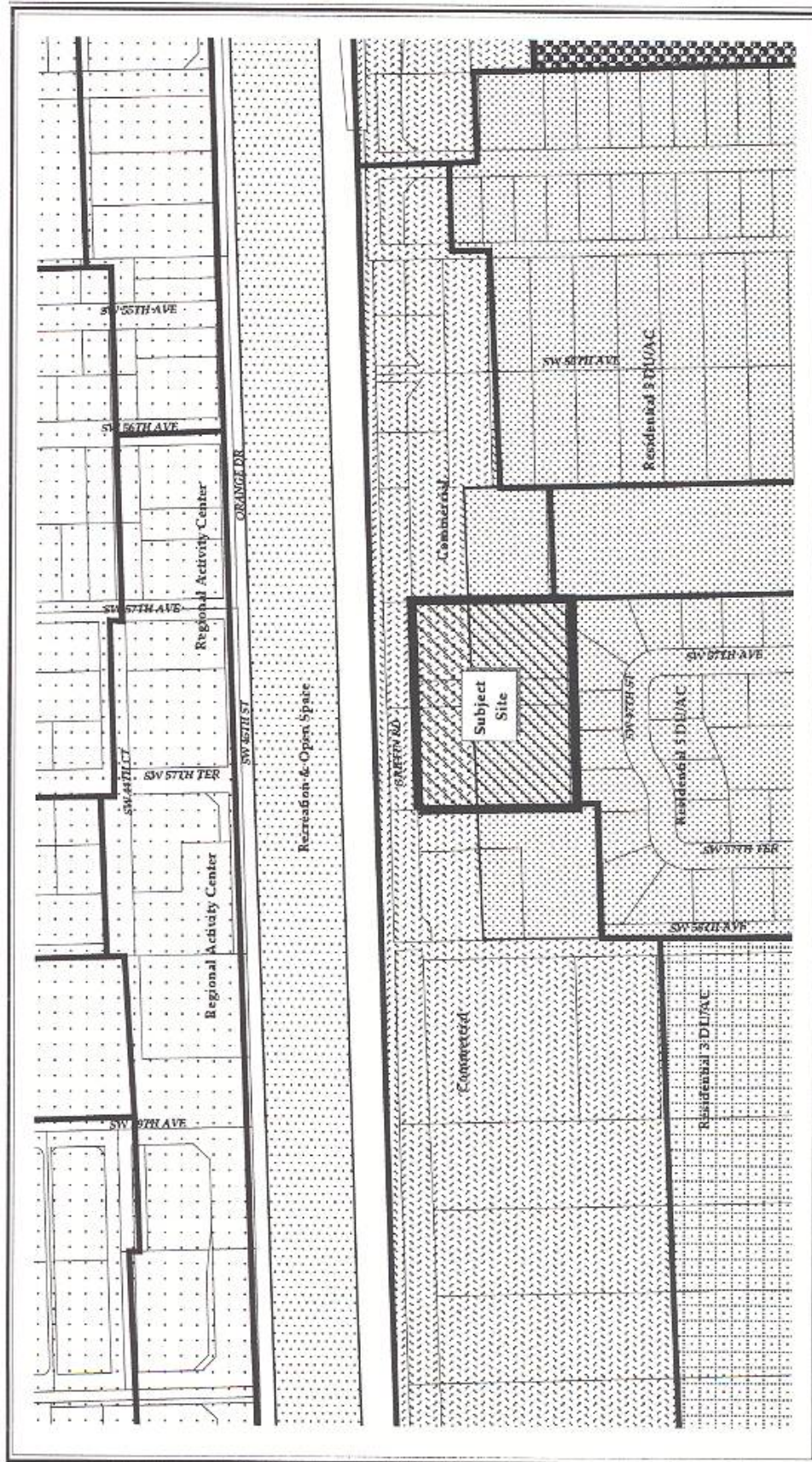
END USER	SURVIVOR	THAMES PLANT
		INTERIMINARY GUIDE
		ENGINEERING DESI.
		FIELD BOOKS BURNES
		CALCULATIONS
		BRIDGE DESI.

P. 100
 P. 101
 P. 102
 P. 103
 P. 104
 P. 105
 P. 106
 P. 107
 P. 108
 P. 109
 P. 110
 P. 111
 P. 112
 P. 113
 P. 114
 P. 115
 P. 116
 P. 117
 P. 118
 P. 119
 P. 120
 P. 121
 P. 122
 P. 123
 P. 124
 P. 125
 P. 126
 P. 127
 P. 128
 P. 129
 P. 130
 P. 131
 P. 132
 P. 133
 P. 134
 P. 135
 P. 136
 P. 137
 P. 138
 P. 139
 P. 140
 P. 141
 P. 142
 P. 143
 P. 144
 P. 145
 P. 146
 P. 147
 P. 148
 P. 149
 P. 150
 P. 151
 P. 152
 P. 153
 P. 154
 P. 155
 P. 156
 P. 157
 P. 158
 P. 159
 P. 160
 P. 161
 P. 162
 P. 163
 P. 164
 P. 165
 P. 166
 P. 167
 P. 168
 P. 169
 P. 170
 P. 171
 P. 172
 P. 173
 P. 174
 P. 175
 P. 176
 P. 177
 P. 178
 P. 179
 P. 180
 P. 181
 P. 182
 P. 183
 P. 184
 P. 185
 P. 186
 P. 187
 P. 188
 P. 189
 P. 190
 P. 191
 P. 192
 P. 193
 P. 194
 P. 195
 P. 196
 P. 197
 P. 198
 P. 199
 P. 200
 P. 201
 P. 202
 P. 203
 P. 204
 P. 205
 P. 206
 P. 207
 P. 208
 P. 209
 P. 210
 P. 211
 P. 212
 P. 213
 P. 214
 P. 215
 P. 216
 P. 217
 P. 218
 P. 219
 P. 220
 P. 221
 P. 222
 P. 223
 P. 224
 P. 225
 P. 226
 P. 227
 P. 228
 P. 229
 P. 230
 P. 231
 P. 232
 P. 233
 P. 234
 P. 235
 P. 236
 P. 237
 P. 238
 P. 239
 P. 240
 P. 241
 P. 242
 P. 243
 P. 244
 P. 245
 P. 246
 P. 247
 P. 248
 P. 249
 P. 250
 P. 251
 P. 252
 P. 253
 P. 254
 P. 255
 P. 256
 P. 257
 P. 258
 P. 259
 P. 260
 P. 261
 P. 262
 P. 263
 P. 264
 P. 265
 P. 266
 P. 267
 P. 268
 P. 269
 P. 270
 P. 271
 P. 272
 P. 273
 P. 274
 P. 275
 P. 276
 P. 277
 P. 278
 P. 279
 P. 280
 P. 281
 P. 282
 P. 283
 P. 284
 P. 285
 P. 286
 P. 287
 P. 288
 P. 289
 P. 290
 P. 291
 P. 292
 P. 293
 P. 294
 P. 295
 P. 296
 P. 297
 P. 298
 P. 299
 P. 300
 P. 301
 P. 302
 P. 303
 P. 304
 P. 305
 P. 306
 P. 307
 P. 308
 P. 309
 P. 310
 P. 311
 P. 312
 P. 313
 P. 314
 P. 315
 P. 316
 P. 317
 P. 318
 P. 319
 P. 320
 P. 321
 P. 322
 P. 323
 P. 324
 P. 325
 P. 326
 P. 327
 P. 328
 P. 329
 P. 330
 P. 331
 P. 332
 P. 333
 P. 334
 P. 335
 P. 336
 P. 337
 P. 338
 P. 339
 P. 340
 P. 341
 P. 342
 P. 343
 P. 344
 P. 345
 P. 346
 P. 347
 P. 348
 P. 349
 P. 350
 P. 351
 P. 352
 P. 353
 P. 354
 P. 355
 P. 356
 P. 357
 P. 358
 P. 359
 P. 360
 P. 361
 P. 362
 P. 363
 P. 364
 P. 365
 P. 366
 P. 367
 P. 368
 P. 369
 P. 370
 P. 371
 P. 372
 P. 373
 P. 374
 P. 375
 P. 376
 P. 377
 P. 378
 P. 379
 P. 380
 P. 381
 P. 382
 P. 383
 P. 384
 P. 385
 P. 386
 P. 387
 P. 388
 P. 389
 P. 390
 P. 391
 P. 392
 P. 393
 P. 394
 P. 395
 P. 396
 P. 397
 P. 398
 P. 399
 P. 400
 P. 401
 P. 402
 P. 403
 P. 404
 P. 405
 P. 406
 P. 407
 P. 408
 P. 409
 P. 410
 P. 411
 P. 412
 P. 413
 P. 414
 P. 415
 P. 416
 P. 417
 P. 418
 P. 419
 P. 420
 P. 421
 P. 422
 P. 423
 P. 424
 P. 425
 P. 426
 P. 427
 P. 428
 P. 429
 P. 430
 P. 431
 P. 432
 P. 433
 P. 434
 P. 435
 P. 436
 P. 437
 P. 438
 P. 439
 P. 440
 P. 441
 P. 442
 P. 443
 P. 444
 P. 445
 P. 446
 P. 447
 P. 448
 P. 449
 P. 450
 P. 451
 P. 452
 P. 453
 P. 454
 P. 455
 P. 456
 P. 457
 P. 458
 P. 459
 P. 460
 P. 461
 P. 462
 P. 463
 P. 464
 P. 465
 P. 466
 P. 467
 P. 468
 P. 469
 P. 470
 P. 471
 P. 472
 P. 473
 P. 474
 P. 475
 P. 476
 P. 477
 P. 478
 P. 479
 P. 480
 P. 481
 P. 482
 P. 483
 P. 484
 P. 485
 P. 486
 P. 487
 P. 488
 P. 489
 P. 490
 P. 491
 P. 492
 P. 493
 P. 494
 P. 495
 P. 496
 P. 497
 P. 498
 P. 499
 P. 500
 P. 501
 P. 502
 P. 503
 P. 504
 P. 505
 P. 506
 P. 507
 P. 508
 P.

005-WP-98

Delegation Request
DG 5-3-05 / 05-538 / Pirtle Office Building
Page 6

Exhibit 3 (Future Land Use Map)



Site Plan Application
SP 4-7-05 / Pirtle Office Building
Future Land Use Map

Prepared By: D.M.A.
Date Prepared: 10/17/05



The Town of Davie
Development Service Department
Planning & Zoning Division



0 500 Feet

Scale

Exhibit 4 (Aerial, Zoning, and Subject Site Map)

